

PRELIMINARY MINUTES OF REGULAR MEETING
JANUARY 27, 2014 PLANNING AND ZONING COMMISSION

Note: This draft, prepared to comply with Section 1-225 of the General Connecticut Statutes, is an approximate record of matters discussed and actions taken by the Commission at the meeting, but has not yet been reviewed by the commission for accuracy or completeness and is therefore subject to change or correction. APPROVED FINAL MINUTES will be filed in due course to replace this draft.

Chairman, Robert Maquat, called the meeting to order at approximately 7:00pm

Regular Members present: Robert Maquat, Steve Carlson, Robert DeVellis and Wallace Williams

Regular Members absent: Milan Spisek

Alternate Members present: Ross Ogden and Raymond Martin

Town Officials present: John Hayes, Land Use Director and Edward Nagy, Town Engineer.

For the record: Chairman Robert Maquat appointed Ross Ogden to vote for Milan Spisek.

ADMINISTRATIVE ITEMS:

1. ZEO Report- Received memo dated 1/27/14 from ZEO, Phillip A. Doremus; see Item #4.
4. Bond release reports- The chairman noted that the ZEO had written a report regarding the requested bond releases which the Chairman read for the record. The Town Engineer, Edward Nagy, was also present and stated that the subdivision bond release for Frank Minardi, 53 Ridgeway Road, was not ready to be released yet; it should be discussed in March. Mr. Nagy stated that he was in the process of reviewing the subdivision bond release for "Big Lakes Estates"; a report should be received by the next meeting in February, February 10, 2014.
2. 55 Silver Hill Road – The Chairman gave the Commission and the members of the public an update on 55 Silver Hill Road. A Confidential draft response had been received from Town Counsel. The Chairman read the response to the public. Many people of the public voiced their concerns regarding this "sober house" facility in their neighborhood. The Chairman stated that the property had been reviewed by Building, Zoning and Safety Officials and stated that they found no violations presently. The next step is to get affidavits from opposing Counsel to confirm the facts that were represented to Planning and Zoning and Town Counsel.
3. Helen Keller Middle School Signage - Request by PTA for the replacement of the identification sign. Bettina Grob and Shannon Barnett of the PTA were present at the meeting and stated that the replacement of the sign was part of their beautification of the grounds. It was suggested that the sign remain the same size as it is grandfathered. The Commission stated that the PTA must go to the Board of Education first regarding the sign's replacement. The PTA should also go to the Easton Community Center to make sure they are also in agreement. It was also suggested that they leave the sign in the same location; the police review the sightlines regarding the placement of signs on Town property to make sure they are safe.

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CONTINUATION OF PUBLIC HEARING: Chairman Robert Maquat opened the following public hearing at 7:37PM that was recessed from 1/27/14 and read the legal notice for the record: Special Permit Application, SP-13-05, Town of Easton, Lessor, and Easton Country Day School, Lessee. Proposed amendment to Special Permit #05-07, granted September 28, 2005, for conduct of a Private School to serve Grades Pre-K through 12, pursuant to Easton Zoning Regulations Section 7.4, located at Old Staples School, 660 Morehouse Roads as follows:

- To provide educational facilities for "Pre-kindergarten" day-care children, located at the "Portable Classrooms Pre-K" building, for 70 children;
- To increase the enrollment and facilities for students in the School's K-8 division, located in the southerly portion of the former Staples School, to 120 students;
- To provide educational facilities for Grades 9 through 12 students, located in the north wing of the former Staples School, for a maximum of 60 students in the School's Grades 9-12 division; and
- To enlarge and expand on-site parking facilities in accordance with a plan entitled "Site Plan Showing Additional Space To Be Utilized By Easton Country Day School, 660 Morehouse Road, Easton, CT., November 15, 2013", as amended 11/25/2013.

Mr. Richard Smith was present on behalf of the Easton Country Day School, Applicant and Lessee of 660 Morehouse Road.

The Chairman noted the following items for the record:

1. Memo from Bruce Bombero, Sr., Deputy Director of Public Works, dated January 27, 2014 regarding the Easton Country Day School with accompanying plan, in color, which depicts the proposed parking at the school and the elimination of the North entrance.
2. E-mail from Schuyler Sherwood with accompanying plan, in color, with the notation on it that the Fire Dept. approves it.
3. One page document entitled "Easton Country Day School Staffing & Students" submitted by Richard Smith.

Edward Nagy, P.E., Town Engineer, discussed the changes made on the plan regarding parking and the elimination of the north entrance. Discussion was held regarding the completion of the proposed parking plan through phases.

Mr. Richard Smith discussed his submission. The Commission discussed the necessity for accurate enrollment and staffing. It was determined that the proposed parking originally allotted for the ECDS should be sufficient based on current enrollment figures plus 15%.

Neighbor, Laurie Mellen, 211 Center Road, expressed her concern regarding the proposal by the Easton Country Day School.

The Land Use Director discussed his memo to the Board of Selectmen dated 9/13/13 regarding the proposed parking.

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CONTINUATION OF PUBLIC HEARING:

Mr. Smith stated that he has to comply with his lease and his lease states that he must comply with Zoning Approvals. He will do whatever is necessary.

The Chairman suggested that the Commission receive an update annually of current enrollment and staffing.

There was further discussion on the items needed to completed regarding the proposed parking plan. The Chairman stated that there needs to be cooperation in the sharing of the parking spaces and a coordination of events. It was suggested that the Commission meet with the Board of Selectmen regarding funding and develop a timeline for completion.

The public hearing was closed.

ADMINISTRATIVE ITEMS (continued):

5. Proposed amendment to Z. R. 7.12.2. The draft was reviewed by Town Counsel and was found to need a couple of changes regarding the definitions of "majority owner" and "essential public service". The Commission made several changes. The revised draft will be circulated.

PLANNING MEETING

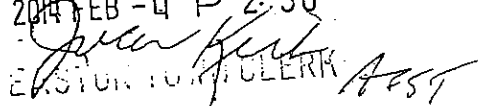
Items deferred from Commission Meeting of January 13, 2014:

- 1) Master Plan for the Town-owned Morehouse Road Tract
Report on 12/16 meeting with Park and Recreation Commission. Draft plan for discussion. The Land Use Director briefly discussed the progress on this item.
- 2) The Town "Center" at Sport Hill and Center Roads
Concept plans and possible regulatory standards to be discussed. The Land Use Director discussed the need for a set of site plan standards which would effect all of Easton.

At approximately 9:30PM motion was made by Milan Spisek, seconded by Wallace Williams, to go into Executive Session to discuss pending litigation. Ross Ogden left the meeting. The vote was unanimous, 4-0, motion carried.

At approximately 10:00PM motion was made by Milan Spisek, seconded by Wallace Williams, to terminate the Executive Session. There being no other business to conduct, a motion was immediately made, to adjourn the meeting. The vote was unanimous, 4-0, motion carried.


Margaret Anania, Recording Secretary

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JEAN KEST, CLERK